

Exhibit “2”

Big Lots 2024 Expense Reconciliation Estimate

Expense Pool	Current Expense	BL Share	Total Est billed	Due	Tax	Total
CAM		22,325.60	20,465.17	1,860.43	65.12	1,925.55
Insurance	145,466.25	53,369.82	0.00	53,369.82	1,867.94	55,237.77
Tax	99,542.37	36,520.90	25,615.37	10,905.53	381.69	11,287.22

Total Estimated 2024 Expense Reconciliation 68,450.53

September Rent not paid 15,181.53

Big Lots September Rent

Date	Description	Charge
9/1/2024	Estimated CAM (09/2024) :Revised by ctrl# 153969	1,860.47
9/1/2024	Sales Tax for Estimated CAM (09/2024) :Revised by ctrl# 153973	65.12
9/1/2024	Estimated RE Tax (09/2024) :Revised by ctrl# 153970	2,328.67
9/1/2024	Sales Tax for Estimated RE Tax (09/2024) :Revised by ctrl# 153974	81.50
9/1/2024	Rent - Base (09/2024) :Revised by ctrl# 153971	10,479.00
9/1/2024	Sales Tax for Rent - Base (09/2024) :Revised by ctrl# 153972	366.77
		15,181.53 September Rent

Big Lots Estimate CAM charged

1/1/2024	Estimated CAM (01/2024)	1,860.47
2/1/2024	Estimated CAM (02/2024)	1,860.47
3/1/2024	Estimated CAM (03/2024)	1,860.47
4/1/2024	Estimated CAM (04/2024)	1,860.47
5/1/2024	Estimated CAM (05/2024)	1,860.47
6/1/2024	Estimated CAM (06/2024)	1,860.47
7/1/2024	Estimated CAM (07/2024)	1,860.47
8/1/2024	Estimated CAM (08/2024)	1,860.47
9/1/2024	Estimated CAM (09/2024) :Revised by ctrl# 153969	1,860.47
9/1/2024	Reversed Estimated CAM (09/2024) :Revises charge ctrl# 153335	-1,860.47
10/1/2024	Estimated CAM (10/2024)	1,860.47
11/1/2024	Estimated CAM (11/2024)	1,860.47
12/1/2024	Estimated CAM (12/2024)	<u>1,860.47</u>
		20,465.17 Estimate paid

Insurance for Bearss Plaza (Property only)

Property	Property Name	Date	Period	Person/Description	Debit	Remarks
5345.000-1				INSURANCE - Property		= Beginning Balance =
tsbp	BEARSS PLAZA	1/31/2024	01-2024	:;PostRecurring Property Insurance	14,899.43	
tsbp	BEARSS PLAZA	2/29/2024	02-2024	:;PostRecurring Property Insurance	14,899.43	
tsbp	BEARSS PLAZA	3/31/2024	03-2024	:;PostRecurring Property Insurance	14,899.43	
tsbp	BEARSS PLAZA	4/30/2024	04-2024	:;PostRecurring Property Insurance	11,196.44	
tsbp	BEARSS PLAZA	5/31/2024	05-2024	:;PostRecurring Property Insurance	11,196.44	
tsbp	BEARSS PLAZA	6/30/2024	06-2024	:;PostRecurring Property Insurance	11,196.44	
tsbp	BEARSS PLAZA	7/31/2024	07-2024	:;PostRecurring Property Insurance	11,196.44	
tsbp	BEARSS PLAZA	8/31/2024	08-2024	:;PostRecurring Property Insurance	11,196.44	
tsbp	BEARSS PLAZA	9/30/2024	09-2024	:;PostRecurring Property Insurance	11,196.44	
tsbp	BEARSS PLAZA	10/31/2024	10-2024	:;PostRecurring Property Insurance	11,196.44	
tsbp	BEARSS PLAZA	11-2024		:;PostRecurring Property Insurance	11,196.44	
tsbp	BEARSS PLAZA	12-2024		:;PostRecurring Property Insurance	11,196.44	

36.6888% BL %
53,369.82
1,867.94 sales tax
55,237.77

Big Lots Tax and Estimated charges

Center Tax	BL Share	BL est pd	Due	Tax	Total
99,542.37	36,520.90	25,615.37	10,905.53	381.69	11,287.22

Estimate Tax charged

	Estimated RE	
1/1/2024	Tax (01/2024)	2,328.67
2/1/2024	Estimated RE Tax (02/2024)	2,328.67
3/1/2024	Estimated RE Tax (03/2024)	2,328.67
4/1/2024	Estimated RE Tax (04/2024)	2,328.67
5/1/2024	Estimated RE Tax (05/2024)	2,328.67
6/1/2024	Estimated RE Tax (06/2024)	2,328.67
7/1/2024	Estimated RE Tax (07/2024)	2,328.67
8/1/2024	Estimated RE Tax (08/2024)	2,328.67
9/1/2024	Estimated RE Tax (09/2024)	2,328.67
	:Revised by ctrl# 153970	
9/1/2024	Reversed Estimated RE Tax (09/2024)	-2,328.67
	:Revises charge ctrl# 153337	
10/1/2024	Estimated RE Tax (10/2024)	2,328.67
11/1/2024	Estimated RE Tax (11/2024)	2,328.67
12/1/2024	Estimated RE Tax (12/2024)	2,328.67
		25,615.37